166.0	0003	0012.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,015,100	/	1,015,100
USE VALUE:	1,015,100	/	1,015,100
ASSESSED:	1,015,100	/	1,015,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		CLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERKINS DAVID N JR & ANN W
Owner 2:	
Owner 3:	
Street 1:	21 CLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PERKINS DAVID N JR & ANN W -
Owner 2:	-
Street 1:	21 CLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 12,703 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 2898 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12703.000	454,300		560,800	1,015,100
Total Card	0.292	454,300		560,800	1,015,100
Total Parcel	0.292	454,300		560,800	1,015,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.23 | /Parcel: 350.2

Legal Description

User Acct
110061
GIS Ref
GIS Ref
Insp Date
08/25/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 166.0-0003-0012.A

!12873!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	454,300	0	12,703.	560,800	1,015,100	1,015,100	Year End Roll	12/18/2019
2019	101	FV	338,200	0	12,703.	560,800	899,000	899,000	Year End Roll	1/3/2019
2018	101	FV	340,500	0	12,703.	496,700	837,200	837,200	Year End Roll	12/20/2017
2017	101	FV	340,500	0	12,703.	416,600	757,100	757,100	Year End Roll	1/3/2017
2016	101	FV	340,500	0	12,703.	416,600	757,100	757,100	Year End	1/4/2016
2015	101	FV	332,100	0	12,703.	360,500	692,600	692,600	Year End Roll	12/11/2014
2014	101	FV	332,100	0	12,703.	348,500	680,600	680,600	Year End Roll	12/16/2013
2013	101	FV	332,100	0	12,703.	331,700	663,800	663,800		12/13/2012

PRINT

Date	Time
12/11/20	02:54:12

LAST REV

Date	Time
08/28/18	12:16:47
apro	

PAT ACCT. 12873

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERKINS DAVID N	49346-339		4/26/2007	Family	1	No	No		
	12115-484		11/24/1971		31,900	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/2011	1423	Manual	5,310					repair & replace f
5/12/2005	368	Wood Dec	30,000			G7	GR FY07	16 x 23 deck stair
10/27/2004	855	Re-Roof	6,000					
8/18/1999	536	Alterati	40,000					15X21 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	Inspected	PH	Patrick H
8/4/2018	Missed Appt.	PH	Patrick H
7/19/2018	MEAS&NOTICE	CC	Chris C
10/31/2008	Meas/Inspect	345	PATRIOT
4/20/2006	Permit Visit	BR	B Rossignol
12/7/1999	Meas/Inspect	243	PATRIOT
7/12/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12703		Sq. Ft.	Site		0	70.	0.63	8									560,763						560,800	

Total AC/HA:	0.29162	Total SF/SM:	12703	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	560,763	Spl Credit		Total:	560,800

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

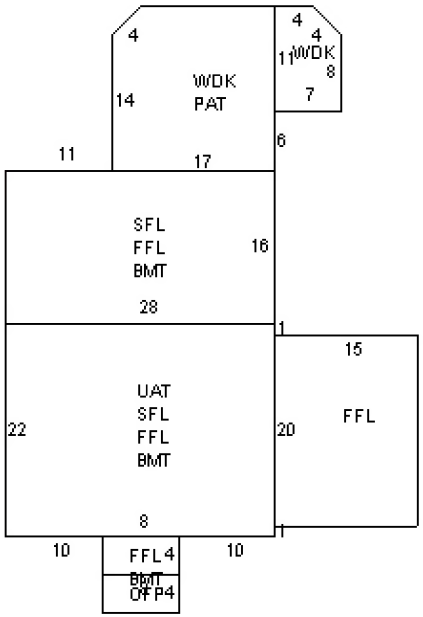
OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

COMMENTS

SINK IN BSMT.

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 5			Baths: 1				HB 1		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10 %	
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.07682920
Const Adj.:	1.00899994
Adj $ / SQ:	135.815
Other Features:	103050
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	558151
Depreciation:	103816
Depreciated Total:	454335

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	149.40
Special Features:	0	Val/Su Net:	103.60
Final Total:	454300	Val/Su SzAd	184.67

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,396	135.820	189,598
BMT	Basement	1,096	51.340	56,267
SFL	Second Floor	1,064	135.820	144,507
WDK	Deck	358	8.870	3,176
PAT	Patio	285	3.600	1,025
UAT	Upper Attic	154	54.330	8,366
OFP	Open Porch	32	44.400	1,421
	Net Sketched Area:	4,385	Total:	404,360
Size Ad	2460	Gross Are	4847	FinArea 2898

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0003-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc